



8 Summers Street, Swindon

Swindon

£225,000

mcfarlane



# 8 Summers Street

Swindon, SN2

McFarlane Sales & Lettings present this spacious HMO in sought-after Rodbourne. Close to schools, shops, and amenities, it offers a double bedroom, communal living area, kitchen, bathroom, 3 first-floor bedrooms, and a converted loft. With a large low-maintenance garden and garage, it's a prime investment or family home opportunity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- EXISTING HMO
- FOUR BEDROOMS
- LARGE REAR GARDEN
- GARAGE
- RODBOURNE LOCATION
- INVESTMENT OPPORTUNITY



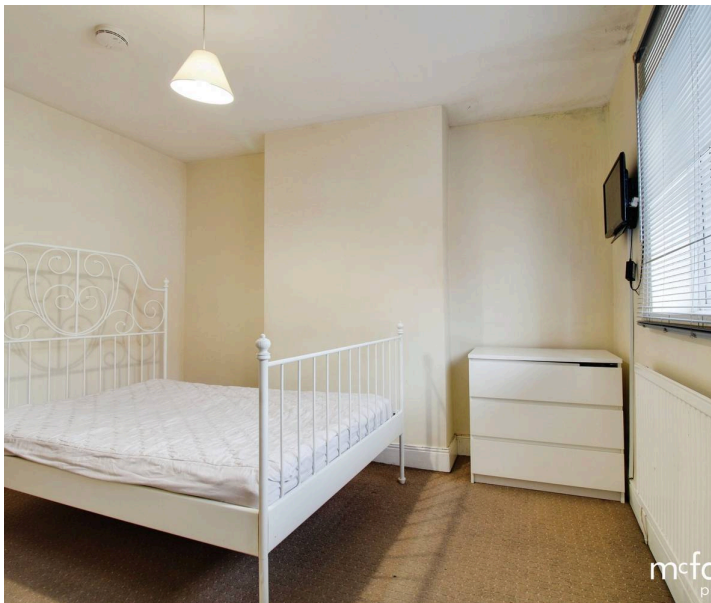




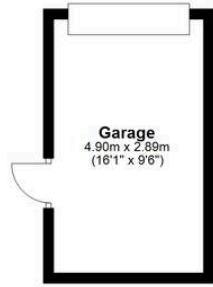
## 8 Summers Street

Swindon, SN2

McFarlane Sales & Lettings are delighted to bring to market this spacious and adaptable HMO property, situated in the ever-popular Rodbourne location. Boasting excellent proximity to local schools, shops, and amenities, this property presents a fantastic investment opportunity or, with thoughtful renovation, the potential to be transformed into a wonderful family home. On the ground floor, you'll find a welcoming entrance hall leading to a bright double bedroom at the front of the property, a comfortable communal living area, and a well-appointed kitchen. To the rear, there's a practical family bathroom offering convenience for multiple occupants. The first floor provides three additional bedrooms, offering ample accommodation, with stairs leading to a converted loft space—ideal for use as an office, hobby room, or additional storage. Externally, the property features a generous low-maintenance rear garden with a garage, providing further storage or potential for development. With its sought-after location and flexible layout, this property is ready to generate profitable rental income or evolve into a forever home.



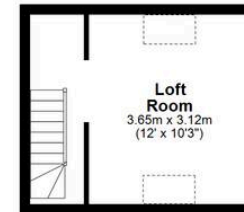
**Ground Floor**  
Approx. 60.7 sq. metres (653.7 sq. feet)



**First Floor**  
Approx. 36.7 sq. metres (394.7 sq. feet)



**Second Floor**  
Approx. 15.5 sq. metres (166.9 sq. feet)



Total area: approx. 112.9 sq. metres (1215.4 sq. feet)

## McFarlane Sales & Lettings

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